

THE VIEW FROM HERE

A CAMPAIGN FOR THE PIKES PEAK SUMMIT COMPLEX



PIKES PEAK SUMMIT COMPLEX — A NEW EXPERIENCE.

PROJECT OVERVIEW

The new 38,000-square-foot Pikes Peak Summit Complex will include a newly designed and constructed visitor center including a mechanical space and the Colorado Springs Utilities communications facility. The U.S. Army is also constructing a new High-Altitude Research Laboratory (funded by the U.S. Army). The existing Summit House structure, built in 1963, will remain fully operational to visitors throughout the construction process.

“Thank you to all who have helped make this dream a reality and for the important role you have played in being good stewards for the next generation of visitors who will now be able to experience the majesty of Pikes Peak — America’s Mountain like never before.”

~ Mayor John Suthers, City of Colorado Springs

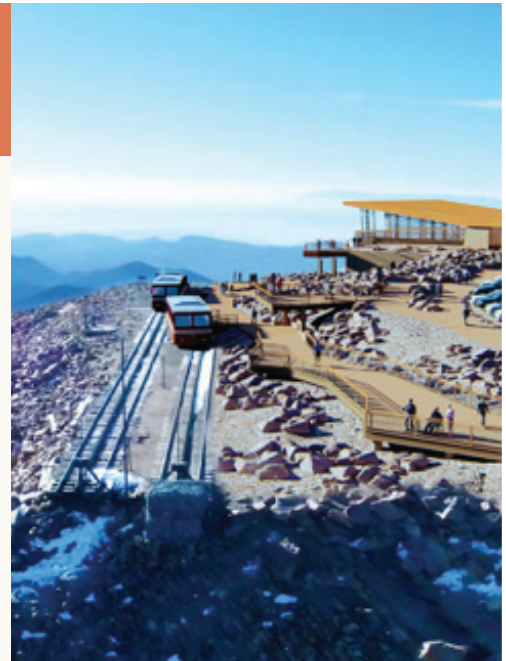
The new Summit Complex, under construction by local contractor GE Johnson, will offer sweeping views and feature digitally interactive displays focused on the history, significance and geology of Pikes Peak. Interpretive outdoor exhibits will also be built along an accessible, elevated pathway, designed to help protect the summit’s fragile tundra. Other upgrades include an improved kitchen, dining facilities, retail space, expanded restroom facilities and an Indoor Interpretive Space. Together, this new complex at the 14,115’ summit will enhance the experience for all who want to visit Pikes Peak — America’s Mountain for generations to come.

Local firm RTA Architects, along with GWWO Architects of Baltimore, a nationally-recognized expert in designing national park visitor centers, partnered on the design of the new complex, which will achieve LEED Silver certification, a globally recognized symbol of sustainability achievement, and meet the latest ADA standards. Additional design input was submitted by hundreds of Colorado Springs residents between 2015 and 2017. The design also strives to achieve “Living Building Challenge” (LBC), a two-year certification process, as a highly sustainable, net zero-energy building. Sustainable design aspects include: energy, materials, resilience, site ecology, site water, and water and wastewater. Currently, no other federal buildings are LBC certified.

“This complex will be the most accessible mountaintop facility in the country and possibly in the world. An inspiring destination that anyone regardless of their age or ability will be able to access and enjoy.”

~ Patricia Yeager, CEO of the Independence Center

The project will cost an estimated \$55-60 million, funded in part by reserves from Pikes Peak — America’s Mountain, an enterprise of the city, that generates revenue through entrance fees and concession sales; revenue bonds; and public and private donations.



2018 YEAR IN REVIEW.

THE PIKES PEAK SUMMIT COMPLEX REACHED NEW HEIGHTS HITTING SEVERAL MILESTONES

GROUNDBREAKING CELEBRATIONS

June 4: City of Colorado Springs and the U.S. Forest Service hosted a groundbreaking event, including a controlled blast, kicking off construction of the new Pikes Peak Summit Complex. In addition, the City Parks, Recreation

and Cultural Services department hosted a celebration event to commemorate the official groundbreaking at Penrose House in the Garden Pavilion.



RTA/GWWO ARCHITECTS DESIGN ACCOMPLISHMENTS

- Final summit house materials research and selection.
- Progress on Living Building Challenge* certification steps.
- Interpretive displays final design and construction documents nearing completion with Gallagher Associates.
- Observation and updated recommendations on excavation and construction of concrete foundations.
- RTA Architects presented “Living Building Challenge at 14,000 Feet: The New Pikes Peak Summit Complex” to a packed house at the American Institute of Architects Colorado Conference in October.

*The Living Building Challenge is more than just a green certification program for buildings; it is a philosophy and advocacy tool to address development on all scales. The underlying philosophy aims to mimic nature and natural systems; requiring projects to operate cleanly, beautifully and efficiently. Focusing on seven key performance areas: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty.

CONTRACTOR GE JOHNSON ACCOMPLISHMENTS

June 2018 – November 2018

- Completed excavation to the bottom of building footprint fighting through four snowstorms, and working early (2 a.m.) mornings.
- Completed placing the first phase of foundation footers for preparation of precast walls.
 - 43 cubic yards of concrete has been placed
- First phase of precast (casted by Stresscon) in Colorado Springs ready for deliver in June 2019.
- Bid package #2 budget submitted and approved.

- To date, close to 10,000 cubic yards of excavated rock has been hauled from the top of the summit.
- Demolition of existing sewage and water plant made way for new summit house. Temporary central water and sewage processing plant successfully placed to handle needs of existing summit house while new summit house is under construction.
- Work on central walkway elevated platforms completed quicker than expected. Final board work system to be installed late spring 2019.
- Key subcontractor partners identified contributing to the success of the project:
 - Black Wing Blasting
 - Straightline Construction
 - GEJCC Earthworks
 - Stresscon Precast
 - Encore Electric
 - Olson Plumbing
 - El Paso Glass of Colorado Springs
 - Peak Custom Fabrication
 - ICI Drywall
 - Windsor Concrete
 - Weathercraft Roofing
 - MTN Waterproofing
 - ThyssenKrupp
 - And many more to come
- Positive interaction with visitors while numerous construction activities were underway, including hauling excavated rock from one side of the summit to the other side.
- Work day hours increased to a third more than originally expected after crews became acclimated to the altitude.



2018 KEY FACTS.

70th Anniversary

of Colorado Springs operations
at the Pikes Peak Summit.

A partnership between
the City of Colorado Springs with
the U.S. Forest Service.

125th anniversary

of Katharine Lee Bates'
illustrious visit to the summit
of Pikes Peak, which, of course,
inspired those famous lyrics to the
song, "America the Beautiful."

600,000 visitors worldwide

came to experience
the 14,115' summit
of Pikes Peak.



ADDITIONAL ACCOMPLISHMENTS

- The U.S. Army High-Altitude Research Laboratory received funding for construction of its new medical research facility.
- Completion of U.S. Forest Service Environmental Assessment and incorporation of final public comments into the design. Project received a "Finding of No Significant Impact" May 3.
- Pikes Peak – America's Mountain implemented a temporary, complimentary shuttle service through September 15 to transport visitors to the summit as a result of the Cog Railway temporary closure. The shuttle service successfully eliminated traffic congestion at the summit and logged more than 225,000 miles this summer.

PARTNERS WORK TOGETHER TO MAKE PROJECT REALTY

- U.S. Forest Service
- National Park Service
- State Historic Preservation Offices and tribal representatives
- City of Colorado Springs, Pikes Peak – America's Mountain
- The Broadmoor Pikes Peak Cog Railway
- The U.S. Army High Altitude Laboratory
- Colorado Springs Utilities
- US Army Research Institute of Environmental Medicine

2018 FUNDRAISING UPDATE

- Bond Financing: \$30 million bonds were sold in 1½ hours with "A" rating.
- Significant progress toward the goal of \$15 million.
- Pikes Peak Community Foundation became the fiduciary partner with the project, bolstering the confidence of donors and attracting additional potential donors.
- An Enterprise Zone for the project was approved, increasing the attractiveness to local donors for tax benefits.

The Enterprise Zone provides four ways to give:

- 1 Pikes Peak Community Foundation
- 2 El Paso County Enterprise Zone (tax credits)
- 3 Give Trust through the City of Colorado Springs
- 4 Online – GiveToPikesPeak.Org

- A Steering Committee was established of local community individuals and organizations passionate about seeing this campaign, and ultimately this project, through to completion. The Committee continues to meet regularly to review prospective donors (individuals and foundations) and corporate partners.

LOOKING AHEAD TO 2019

- Public fundraising campaign will kick-off this summer.
- Construction will continue during the warm mild months to complete the building exterior with building interior work beginning late 2019.
- Key 2019 milestone dates:
 - Foundations – Early Summer 2019
 - Structural Steel – Early Summer 2019
 - Concrete Slab Sequence – Early Summer 2019 – Mid-October 2019
 - Exteriors – Early Summer 2019 – Late Fall 2019
 - Precast – Summer 2019
 - Dry in and Winter-Tight – Fall 2019

CONTACT INFORMATION

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